

Document No.3804
Voted at Meeting of 6/14/79

BOARD OF APPEAL REFERRALS

June 14, 1979

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2. Z-4409-4411 Bradley Cuttler
 19-21 and 19-21-rear Sparhawk Street, Brighton
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8. Z-4451 Steven Norris and Mordechai Liebling
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9. Z-4456 Shawmut Bank of Boston N.A.
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10. Z-4459 Dennis J. Morgan
 Morrison C. Newell
 524 Columbus Avenue, Boston
11. Z-4471-4472 Real Property Department, City of Boston
 474-552 and 558-580 Washington Street, Boston

JUNE 14, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing:	June 26, 1979	Z-4405
Three-story frame structure		Costopoulos Realty Trust A 32-46 Riverdale Street, Brighton near Western Ave.

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from 12 to 19 apartments.

Violation(s):

Section

Required

Proposed

8-7. Any dwelling converted for more families which does not meet the requirements of lot area is forbidden in an R-.8 District.

14-2 Lot area is insufficient.

32,000 sf.

9247 sf.

23-1. Off-street parking is insufficient.

6 spaces

0

Conversion of basement to seven studio apartments will severely overcrowd the structure and be incompatible with the existing two and three family density of the neighborhood. Lack of off-street parking provisions would generate detrimental and unwanted on-street parking. Community has expressed opposition. Recommend denial.

VOTED: In reference to Petition Z-4405, brought by Costopoulos Realty Trust A, 32-46 Riverdale Street, Brighton, for change of occupancy from 12 to 19 apartments in a residential (R-.8) District, the Boston Redevelopment Authority recommends denial. Conversion of basement to seven studio apartments will severely overcrowd the structure and be incompatible with the existing two and three family density of the neighborhood. Lack of off-street parking provisions would generate detrimental and unwanted on-street parking. Community has expressed opposition.

Z-4405

32-46 RIVERDALE ST.

(BRI.)



Board of Appeal Referrals

Z-4409 - 4411
Bradley Cutler
19-21 - (R) Sparhawk Street
Brighton
near Market Street

Hearing: 6/26/79

One-story - three-story structures

District(s): apartment _____ general business _____ industrial _____
residential R-.5 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Subdivide; legalize occupancy - one-family dwelling
and two-family dwelling; change occupancy from
carriage house to one-family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
14-1 Lot area is insufficient.	5000 s.f.	3600 s.f.
14-2 Lot area is insufficient.	13,000 s.f.	11,116 s.f.
14-3 Lot width is insufficient.	50 ft.	36 ft.
14-4 Street frontage is insufficient.	50 ft.	9 ft.
17-1 Open space is insufficient.		
18-1 Front yard is insufficient	20 ft.	0
20-1 Rear yard is insufficient	40 ft.	12 ft.
	40 ft.	20 ft.

Duplex one and two family dwelling has existed for several years.
Former carriage house at rear of property would be converted to
one-family residence on separate lot. Density is compatible with
neighborhood. Adequate off-street parking is provided. Violations
are technical. Recommend approval.

VOTED: In reference to Petitions Z-4409 - 4411, brought
by Bradley Cutler, 19-21 & 19-21 (Rear) Sparhawk
Street, Brighton, for nine variances to legalize
occupancy for one-family dwelling and two-family
dwelling and change occupancy from carriage house
to one family dwelling in a residential (R-.5)
District, the Boston Redevelopment Authority
recommends approval. Density is compatible with
neighborhood. Adequate off-street parking is
provided. Violations are technical.

Z-440-11
19-21(R) SPARHAWK ST.
(BR.)



Board of Appeal Referrals

Petitions Z-4412 - 4413
 Mary F. Lenihan
 2-6 Gerrish Street, Brighton
 at Brooks Street

Hearing: 6/26/79

2½-story structure.

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Subdivide; use premises for church ancillary parking.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Parking lot is forbidden in an R-.5 District.		
14-2. Lot Area is insufficient.	8,000 sf.	4158 s.f.
18-1. Front yard is not provided (Gerrish)	20 ft.	0
18-4 Front yard is not provided (Brooks)	20 ft.	0
19-1 Side yard is insufficient	10 ft.	2 ft.
20-1 Rear yard is insufficient	40 ft.	2 ft.

Petitioner proposes to sell portion of her property to Boston United Pentecostal Church, located a block away at intersection of Bigelow Street, for ancillary parking of 20 cars. Site is inappropriate for proposed non-conformity. Neighborhood is predominantly one-two family. Strong opposition is indicated.
Recommend denial.

VOTED: In reference to Petitions Z-4412 - 4413, brought by Mary F. Lenihan, 2-6 Gerrish Street, Brighton, for a forbidden use and six variances to subdivide and use premises for Church ancillary parking in a Residential (R-.5) District, the Boston Redevelopment Authority recommends denial. Site is inappropriate for proposed non-conformity. Use would have a detrimental effect on abutting residential properties in this low density neighborhood. Strong community opposition is indicated.



Board of Appeal Referrals

Z-4417

Commonwealth Lodge of Elks #19 Inc.
 720 Shawmut Avenue
 At Williams Street

Hearing: 7/3/79

Three-story structure

District(s):	apartment <u>H-2</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Change occupancy from store and four apartments
 to two apartments, meeting hall, conference hall.

Violation(s):

SectionRequiredProposed

8-7. Private club is conditional in an H-2 District.

23-2. Off-street parking is insufficient.

In March 1977, the Authority recommended denial of a similar petition;
 The Board of Appeal subsequently granted the use with proviso terminating
 it on December 31, 1978.

Residents of adjacent Lower Roxbury Community Corporation Housing Development
 have expressed concern about impact on existing parking conditions. Area is
 already congested with on-street parking. Recommend denial.

VOTED: In reference to Petition Z-4417, brought by
 Commonwealth Lodge of Elks #19 Inc., 720
 Shawmut Avenue, Boston, for a conditional use
 and variance for change of occupancy from
 four apartments and store to two apartments,
 meeting and conference halls in an Apartment
 (H-2) District, the Boston Redevelopment
 Authority recommends denial. Residents of
 adjacent Lower Roxbury Community Corporation
 Housing Development have expressed concern
 about impact on existing parking conditions.
 Area is already congested with on-street
 parking.



2-4417
720 SHAWMUT AVE.
(B. P.)

Board of Appeal Referrals

Petition Z-4419
Palladino Realty Trust
35-37 Colborne Road, Brighton
at Euston Road

Hearing: 6/26/79

One-story structure.

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from garage to three repair shop
garages and parking garage.

Violation(s):

Section

Required

Proposed

9-1. Extension of a non-conforming use requires
Board of Appeal hearing.

Structure was erected in 1917 as public garage. In 1952 the Board of Appeal granted approval to change occupancy to public garage and repair garage excluding auto body work. However there is no record of the permit being issued. Current proposal is unwarranted; it would seriously affect this residential neighborhood generating undersirable traffic and on-street parking - storage around structure. Community is opposed. Recommend denial.

VOTED: In reference to Peition Z-4419 brought by Palladino Realty Trust, 35-37 Colborne Road, Brighton, for an extension of a non-conforming use for change of occupancy from garage to three repair shop garages and private garage in a residential (R-.5) District, the Boston Redevelopment Authority recommends denial. In 1952, the Board of Appeal granted approval to change occupancy to public garage and repair garage excluding auto body work. However, there is no record of the permit being issued. Current proposal is unwarranted; it would seriously affect this residential neighborhood generating undersirable traffic and on-street parking - storage around structure. Community is opposed.



Board of Appeal Referrals June 14, 1979

Hearing: 6/26/79

Z-4420
Leonard G. Lane
1340-1352 Blue Hill Ave, Mattapan
Near Babson Street

One story masonry structure - L-1

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from store to lounge.

Violation(s):

Section

Required

Proposed

8-7. Lounge is forbidden in an L-1
District

23-2. Off street parking is insufficient 15 spaces 0

This former hardware store would be used for expansion of petitioner's existing night club at 1354 Blue Hill Avenue. Community and Little City Hall indicate no opposition.
Recommend approval with proviso.

VOTED: In reference to Petition Z-4420, brought by Leonard G. Lane, 1350-1352 Blue Hill Avenue, Mattapan, for a forbidden use and variance for change of occupancy from store to lounge in a Local Business (L-1) District, the Boston Redevelopment Authority recommends approval provided petitioner purchase or lease space to supply required off street parking facilities.

1350-52 BLUE HILL AVENUE
(MATT.)

(MATT.)

Board of Appeal Referrals June 14, 1979

Hearing: 7/3/79

Z-4443

Childrens World Educational
Centers Inc.

63 Perrin St., Roxbury
Near Alaska Street

Three story structure - R-.8

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from one apartment and Day Care
Center for 24 children to Day Care Center for
55 children.

Violation(s):

Section

Required

Proposed

8-6. Change in a conditional use requires Board of Appeal
Hearing.

Proposal will be beneficial to the community. No objections.
Recommend Approval.

VOTED: In Reference to Petition Z-4443, brought
by Childrens World Educational Centers Inc.
63 Perrin Street, Roxbury, for a conditional
use for change of occupancy from one apartment
and day care center for 24 children to day
care center for 55 children in a Residential
(R-.8) District, the Boston Redevelopment
Authority recommends approval. Proposal
will be beneficial to the community.



2-4443
63 PERRIN ST.
(ROX.)

Board of Appeal Referrals

Z-4451

Steven Norris & Mordechai Liebling
121 Fisher Avenue, Roxbury
near Bucknam Street

Hearing: 7/31/79

14,250 square feet of land

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Erect two-family dwelling

Violation(s):

Section

Required

Proposed

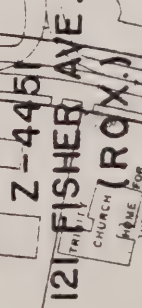
20-6 Rear yard is insufficient

40 ft.

15 ft.

Appellant proposes to construct a 2½ story duplex solar heated dwelling on the back slope of Mission Hill. Land behind site is unused and overgrown; rear yard violation will have no impact. Neighborhood has expressed support. Recommend approval with proviso.

VOTED: In reference to Petition Z-4451, brought by Steven Norris & Mordechai Liebling, 121 Fisher Avenue, Roxbury, for a variance to erect a two-family dwelling in a residential (R-.8) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Board of Appeal Referrals June 14, 1979

Hearing: 7/3/79

Z-4456

Shawmut Bank of Boston NA
160-170 Dudley Street, Roxbury
At Harrison Avenue

One story restaurant structure

District(s):	apartment_____	general business <u>B-2</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Erect one story restaurant structure

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
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8-7. Sale over the counter of on-premises prepared food or drink for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take out, is conditional in a B-2 District.

Church's Fried Chicken Restaurant to be constructed on former Shawmut Bank site will include take out facilities and seating accommodations for twenty persons. Petitioner would also construct a pedestrian plaza at Dudley Street and Harrison Ave. Proposal is consistent with general commercial area. Community has expressed approval. Recommend Approval.

VOTED: In reference to Petition Z-4456, brought by Shawmut Bank of Boston N.A., 160-170 Dudley Street, Roxbury, for a conditional use to erect a one story restaurant structure in a General Business (B-2) District, the Boston Redevelopment Authority recommends approval. Proposal is consistent with general commercial area. Pedestrian plaza will enhance site. Community has expressed approval.

Z-4456

160-170 DUDLEY ST

(R0X)



Board of Appeal Referrals June 14, 1979

Hearing: 7/24/79

Z-4459
 Dennis J. Morgan
 Morrison C. Newell
 524 Columbus Ave., Boston
 Near Concord Square

Four story structure L-2

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-2</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from home for aged to
 five apartments.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
15-1. Floor area ratio is excessive	2	2.5
23-1. Off street parking is insufficient	4 spaces	0

The rehabilitation of this property, vacant for the last eight years, will be beneficial to the community. Conversion is consistent with existing residential density. Recommend Approval.

VOTED: In reference to Petition Z-4459, brought by Dennis J. Morgan & Morrison C. Newell, 524 Columbus Ave., Boston, for two variances for change of occupancy from home for aged to five apartments in a Local Business (L-2) District, the Boston Redevelopment Authority recommends approval. Rehabilitation of this vacant property will be beneficial to the community. Conversion is consistent with existing residential density.



Z-4459
524 COLUMBUS AVE.
(B.P.)

Board of Appeal Referrals 6/14/79

Hearing: 6/26/79

Z-4471-4472

Real Property Department, City of Boston
474-552 and 558-580 Washington Street,
Boston

Lafayette Place Project

District(s):	apartment_____	general business <u>B-10</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect two underground garages.

Violation(s):

SectionRequiredProposed

- 8-7. Parking garage is conditional in a restricted parking district.

In March, the Authority approved a petition for construction of an underground garage at 474-552 Washington Street; however, the Board of Appeal subsequently dismissed the petition without prejudice, as appellant was not prepared to proceed. This new proposal includes the original and an additional two- or three-level underground garage with a total of 1267 car spaces, which would be connected to and made part of the original facility. Real Property Department has received Environmental Protection Agency Parking Freeze Permit for 1500 spaces, which will subsequently be amended to coincide with the above number. Recommend approval.

VOTED: In reference to Petitions Z-4471-4472, brought by the Real Property Department, City of Boston, 474-580 Washington Street, Boston, for two conditional uses to erect two underground garages in a general business (B-10) restricted parking district, the Boston Redevelopment Authority recommends approval. Petitioner has received Environmental Protection Agency Parking Freeze Permit.



Z-4471-72

474-552-558-580 WASHINGTON ST
(B.P.)